

083.A

0007

0053.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
412,700 / 412,700
412,700 / 412,700
412,700 / 412,700
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53-55		PARK AVE EXT, ARLINGTON

OWNERSHIP

Owner 1:	GREEN JORDAN R & KIMBER R F	Unit #:	53
Owner 2:			
Owner 3:			

Street 1: 53 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KINGSBURY SHARON R -

Owner 2: -

Street 1: 53 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1959, having primarily Wood Shingle Exterior and 945 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7933												G9				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	412,700			412,700		290558
							GIS Ref
							GIS Ref
							Insp Date
							10/18/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	412,700	0	.	.	412,700		Year end	12/23/2021
2021	102	FV	401,100	0	.	.	401,100		Year End Roll	12/10/2020
2020	102	FV	395,400	0	.	.	395,400	395,400	Year End Roll	12/18/2019
2019	102	FV	408,400	0	.	.	408,400	408,400	Year End Roll	1/3/2019
2018	102	FV	362,000	0	.	.	362,000	362,000	Year End Roll	12/20/2017
2017	102	FV	330,600	0	.	.	330,600	330,600	Year End Roll	1/3/2017
2016	102	FV	330,600	0	.	.	330,600	330,600	Year End	1/4/2016
2015	102	FV	301,000	0	.	.	301,000	301,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINGSBURY SHARO	68077-61		9/23/2016		351,500	No	No		
BIERINGER PAUL,	49162-71		3/22/2007		290,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/18/2018										Measured	DGM	D Mann
3/15/2017										SQ Returned	EMK	Ellen K
12/5/2008										MLS	MM	Mary M
2/7/2008										External Ins	BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CND

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1959	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G9	Fact: .			Floor: 1 - 1st Floor													
Const Mod:				% Own: 40.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:									
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:									
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:		%		Total:	4.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 305.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 0.99980003													
Insulation: 2 - Typical				Adj \$ / SQ: 411.668													
Int vs Ext: S				Other Features: 66333													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 0.94999999													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 432591													
% Com Wal	% Sprinkled			Depreciation: 19899													
				Depreciated Total: 412692													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:		Serial #:													
SPEC FEATURES/YARD ITEMS				Year:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 083.A-0007-0053.0																	
More: N	Total Yard Items:		Total Special Features:		Total:												
IMAGE																	
AssessPro Patriot Properties, Inc																	
																	